

PLANNING COMMISSION AGENDA (DRAFT)

July 23, 2013

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: June 25, 2013

I. PUBLIC HEARINGS

1. DUFFEY COMMERCIAL SUBDIVISION (MINOR)
2. GOODWYN PARK PHASE 1; R/S OF LOT 3 OF A R/S OF LOT 2 & 3 OF GOODWYN PARK SUBDIVISION (MINOR)
3. HARBOR SUBDIVISION
4. HAWKS RIDGE ESTATES SECOND ADDITION; R/S OF LOT 6 OF HAWKS RIDGE ESTATES AND A R/S OF LOT 12 OF PARKER RIDGE SECOND ADDITION (MINOR)
5. LEGENDWOOD PHASE 5; R/S OF PART OF COMMON AREA OF LEGENDWOOD SUBDIVISION PHASE 3 AND OTHER LAND
6. PROVIDENCE PHASE 8
7. STONEGATE SUBDIVISION PHASE 3; R/S OF PART OF LOT 1 VILLAGE OF STONEGATE
8. STONEGATE SUBDIVISION PHASE V; R/S OF TRACT A OF STONEGATE PHASE 4, R/S OF LOTS 15-18 AND COMMON AREA "A", STONEGATE PHASE 2; A R/S OF PART OF LOT 1 VILLAGE OF STONEGATE AND OTHER LANDS
9. **LOCATION, CHARACTER, & EXTENT**
 - A. HUNTSVILLE MADISON COUNTY HALL OF FAME SIGN (#795)
 - B. GOOSE CREEK SEWER PUMP STATION (#797)
 - C. EAST GOVERNORS WATER TANK EXPANSION (#798)
 - D. WHITESBURG SCHOOL P-8 (#799)
 - E. UAH NORTH CAMPUS PARKING IMPROVEMENTS (#800)
10. **ZONING**
 - (a) CHRIST PRESBYTERIAN ANNEXATION ZONING (1306)

II. SUBDIVISIONS

- ## 1. THE BRIDGES IN RESEARCH PARK APARTMENTS PHASE 2

| | |
|--------------------------|---------------------------------|
| Preliminary (60 units) | <u>Developer:</u> Mushashi, LLC |
| Boundary Plat (60 units) | <u>Engineer:</u> Garver |

Located: Northwest City, south of Old Madison Pike and east of Quality Drive

2. CHANEY PLACE CONDOS; R/S OF LOTS 2 & 3 BLOCK 1 CASH – McCORMICK (APARTMENTS)

[illegible]

Located: Southeast City, west of Chaney Thompson Road and south of Wynterhall Road

3. DUFFEY COMMERCIAL SUBDIVISION (MINOR)

Layout (1 lot) Developer: D. Duffey
Engineer: Johnson and Associates

Located: Northwest City, west of North Memorial Parkway and south of University Drive

Layout (2 lots) Developer: W. Pebbles
Final (2 lots) Engineer: Pugh Wright McAnally

5. HARBOR SUBDIVISION

Layout (13 lots) Developer: Hickory Forest, LLC
Preliminary (1 lot) Engineer: Lewis Land Survey

6. HAWKS RIDGE ESTATES SECOND ADDITION; R/S OF LOT 6 OF HAWKS RIDGE ESTATES AND A R/S OF LOT 12 OF PARKER RIDGE SECOND ADDITION (MINOR)

Layout (3 lots) Developer: ServisFirst Bank, N. Towns, M.&M. Johnson
Final (3 lots) Engineer: Smith Engineering

7. LEGACY AT JONES FARM APARTMENTS PHASE 1

Preliminary (248 units) Developer: RBJ Bailey, LLC
Engineer: G.W. Jones & Sons

8. LEGENDWOOD PHASE 5; R/S OF PART OF COMMON AREA OF
LEGENDWOOD SUBDIVISION PHASE 3 AND OTHER LAND

Repreliminary (20 lots) Developer: Wright Homes, LLC
Engineer: Smith Engineering

9. PROVIDENCE PHASE 8

Relayout (456 lots) Developer: Slyman Construction Co.
 Repreliminary (53 lots) Engineer: Goodwyn, Mills, & Cawood, Inc.

Located: Northwest City, north of U.S. Highway 72 West and east of Providence Main Street

10. STONEGATE SUBDIVISION PHASE 3; R/S OF PART OF LOT 1 VILLAGE OF STONEGATE

Preliminary (46 lots)

Developer: Stoneridge Homes, Inc.

Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Harbin Road and east of Wall Triana Hwy

11. STONEGATE SUBDIVISION PHASE V; R/S OF TRACT A OF STONEGATE PHASE 4, R/S OF LOTS 15-18 AND COMMON AREA "A", STONEGATE PHASE 2; A R/S OF PART OF LOT 1 VILLAGE OF STONEGATE AND OTHER LANDS

Preliminary (10 lots)

Developer: Stoneridge Homes, Inc.

Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Harbin Road and east of Wall Triana Hwy

III. LOCATION, CHARACTER, & EXTENT

1. HUNTSVILLE MADISON COUNTY HALL OF FAME SIGN (#795)

Developer: COH

Located: Southwest City, north of Airport Road and west of South Memorial Parkway

2. GOOSE CREEK SEWER PUMP STATION (#797)

Developer: COH

Engineer: Tetra Tech

Located: Southeast City, east of Old Highway 431 and south of Berkley Road

3. EAST GOVERNORS WATER TANK EXPANSION (#798)

Developer: Huntsville Utilities

Located: Southeast City, south of Governors Drive and west of Monte Sano Blvd.

4. WHITESBURG SCHOOL P-8 (#799)

Developer: HCS

Architect: Chapman Sisson Architects

Located: Southeast City, west of Whitesburg Drive and north of Martin Road

5. UAH NORTH CAMPUS PARKING IMPROVEMENTS (#800)

Developer: UAH

Engineer: Mullins LLC

Located: Southwest City, south of University Drive and east of Sparkman Drive

IV. ZONING

1. CHRIST PRESBYTERIAN ANNEXATION ZONING (1306)
Located: East of Highway 431 South and on the south side of Old Highway 431 South
Proposed Zoning: Residence 1-A District (6.76 acres)
2. ZONING ORDINANCE AMENDMENT: FORM BASED CODE DEVELOPMENT DISTRICT REGULATIONS
Amends the Zoning Ordinance to add Article 67 -- Form Based Code Development District Regulations.
3. ZONING ORDINANCE AMENDMENT: MOBILE FOOD VENDING UNITS
Amends Zoning Ordinance Article 3 - Definitions; amends Articles 23, 24, 25, 40 and 44 - Uses Permitted; and amends Article 73 - Supplementary Regulations, to add regulations concerning mobile food vending units.

V. INVOCATION/EXTENSION OF BONDS

1. Hampton Ridge Phase 5
2. Walton's Mountain Phase 3; R/S
3. Cedar Park at Bell Grove Phase 2; R/S
4. Village of Providence Phase 6-A; R/S
5. Inspiration on Green Mountain; R/S
6. Sanctuary at River Ridge Phase 2; R/S
7. Oakshire at McMullen Cove
8. Braewick at McMullen Cove
9. Huntleigh at McMullen Cove
10. McMullen Place at McMullen Cove
11. Sanders Hill at McMullen Cove
12. Sotheby at McMullen Cove

VI. ELECTION OF VICE-CHAIRMAN